



HISTORIC LANDMARK COMMISSION
December 14, 2015 - 7:00pm
ONE TEXAS CENTER, ROOM 325
505 Barton Springs Road
Austin, Texas

CURRENT BOARD MEMBERS:

_____	<i>Madeline Clites</i>	_____	<i>Alex Papavasiliou</i>
_____	<i>Mary Jo Galindo</i>	_____	<i>Emily Reed</i>
_____	<i>Terri Myers</i>	_____	<i>Blake Tollett</i>
_____	<i>Tiffany Osburn</i>	_____	<i>Michelle Trevino</i>
_____	<i>Arif Panju</i>	_____	<i>David Whitworth</i>

AGENDA

CALL TO ORDER

1. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

2. APPROVAL OF MINUTES

- A. October 26, 2015
- B. November 15, 2015

3. OLD BUSINESS

4. NEW BUSINESS

5. BRIEFINGS: DISCUSSION AND POSSIBLE ACTION

None.

6. PUBLIC HEARINGS

- A. **DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATIONS, and REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE**

- 1 C14H-2015-0004 – Postpone to January 25, 2016 at the staff's request to resolve issues.

**Swearingen-Gray House
1606 Watchhill Road
Council District 9**

Applicants: Andy and Rebekah Thomas, owners

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Postpone to January 25, 2016 at staff's request.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. LHD-2015-0026

Hyde Park Local Historic District

4011 Avenue A

Council District 9

Proposal: Construct a new two story single family home

Applicant: Christopher Carty

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Committee Reviewed the proposal and requested two changes: One to the window configuration and one to the door.

Staff Recommendation: Staff recommends approval of the Certificate of Appropriateness as submitted. The applicant has made necessary changes to the windows to accommodate a more contextual configuration and has provided ample examples within the neighborhood of houses that have an entrance off of the front porch but not directly facing the street.

2. C14H-1979-0013

Green Pastures, 811 W. Live Oak Street

Council District 9

Proposal: Modifications to the side entrance to the house, modifications to the non-historic "garden room" addition; construction of a free-standing pavilion.

Applicant: Mark Olsen, Clayton + Little, Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Approve as proposed, but had concerns about the proposed cresting on the free-standing pavilion.

Staff Recommendation: Approve as proposed.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

1. NRD-2015-0112 - POSTPONE TO JANUARY 25, 2016 at the applicant's request.

611 West Lynn Street

Council District 9

Proposal: Demolition of the building

Applicant: Kathleen Labay

City Staff: Beth Johnson, Historic Preservation Office, 974-7801

Staff Recommendation: Initiate historic zoning as the Slaughter-Dildy House is significant for its architecture and its association with Roy Slaughter, a principal of Brown Brothers, one of the city's most prominent banking institutions, and with Dr. Charles Dildy, a local physician. If the Historic Landmark Commission releases the permit, a City of Austin Documentation package should be submitted before the permit is released.

2. **NRD-2015-0125**
1609 Gaston Avenue
Council District 9
Proposal: Demolish a non-contributing building and build a new 2 story single family home.
Applicant: Maker Architects
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as proposed as the architecture has a neo-traditional form with the I plan and front facing gables. Stucco, stone and slate are materials found in the National Register Historic district and the massing and scale of the building are in keeping with the architecture of the neighborhood. While metal windows are not a common window material, the use of the multi-pane configuration makes the windows compatible with the neighborhood.

3. **NRD-2015-0129**
1806 W 10th Street
Council District 8
Proposal: Build a one story open are bathroom facility.
Applicant: Chan & Partners Engineering/City of Austin
City Staff: Beth Johnson, Historic Preservation Office, 974-7801
Staff Recommendation: Release the application as proposed. The new bath house is near the Zilker bath houses; however its context is the Hillside Theater as well as the beginning of a trailhead. The bathhouse is a small one story building that takes its cues and materials from the natural setting of the park.

D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION OR RELOCATION

1. **HDP-2015-0126 - POSTPONE TO JANUARY 25, 2016 at the applicant's request.**
1813 Brackenridge Street
Council District 9
Proposal: Demolish a ca. 1909 house.
Applicant: David West
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to January 25, 2016 at the applicant's request to obtain a variance to construct the proposed project which will incorporate the historic-age house.

2. **HDP-2015-0976**
2604 Woodmont Avenue
Council District 10
Proposal: Demolish a ca. 1938 house.
Applicant: Geneva Hardeman
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Staff cannot recommend the demolition of this house, and requests that the applicant continue to consider alternatives; if the Commission votes to release the demolition permit, then staff recommends the completion of a City of Austin Documentation Package.

3. **HDP-2015-1006 – POSTPONE TO JANUARY 25, 2016 at the applicant’s request.**
1603 Willow Street
Council District 1
Proposal: Demolish a ca. 1902 house.
Applicant: Jeff Blatt
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to January 25, 2016 at the application’s request.
4. **HDP-2015-1037**
3108 Grandview Street
Council District 9
Proposal: Demolish a ca. 1913 house.
Applicant: Kathy Wimbish
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Postpone to January 25, 2016 to fully evaluate alternatives to demolition.
5. **HDP-2015-1045**
2103 E. 2nd Street
Council District 3
Proposal: Demolish a ca. 1923 house.
Applicant: Element 5 Development
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
6. **HDP-2015-1046**
1803 Haskell Street
Council District 3
Proposal: Demolish a ca. 1931 house.
Applicant: Craig Nasso
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Encourage adaptive re-use and rehabilitation, but release the permit upon completion of a City of Austin Documentation Package.
7. **HDP-2015-1056**
610 W. 31½ Street
Council District 9
Proposal: Partial demolition of a ca. 1910 house.
Applicant: Jim Bennett Consulting
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454
Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.
8. **HDP-2015-1079**
2202 Rosewood Avenue
Council District 1
Proposal: Demolish a ca. 1934 house.
Applicant: Paradisa Homes
City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage adaptive re-use and rehabilitation, but release the permit upon completion of a City of Austin Documentation Package.

**9. HDP-2015-1095
2312 Enfield Road
Council District 10**

Proposal: Demolish a ca. 1940 house.

Applicant: Chris Krager

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage adaptive re-use and rehabilitation, but release the permit upon completion of a City of Austin Documentation Package.

**10. HDP-2015-1111
1906 David Street
Council District 9**

Proposal: Demolish a ca. 1948 house.

Applicant: Hector Avila

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage adaptive re-use and rehabilitation, but release the permit upon completion of a City of Austin Documentation Package.

**11. HDP-2015-1112
2205 Greenlee Drive
Council District 10**

Proposal: Demolish a ca. 1941 house.

Applicant: DAR Construction

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

**12. HDP-2015-1113
914 Post Oak Street
Council District 9**

Proposal: Demolish a ca. 1946 house.

Applicant: DAR Construction

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage adaptive re-use and rehabilitation, but release the permit upon completion of a City of Austin Documentation Package.

**13. HDP-2015-1114
1308 E. 12th Street
Council District 1**

Proposal: Demolish a ca. 1933 house.

Applicant: AE Permits

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Postpone to January 25, 2016 to fully evaluate alternatives to demolition. This was the home of Alice T. King, who was the head of the King-Tears Funeral Home, and the mother of John Q.T. King, the president of Huston-Tillotson University.

**14. HDP-2015-1124
4609 Avenue G
Council District 9**

Proposal: Demolish a ca. 1926 house.

Applicant: River Rock Construction

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage adaptive re-use and rehabilitation, but release the permit upon completion of a City of Austin Documentation Package.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive

Staff Note: Staff has met with the owner and architect regarding stabilization of the ruins and is working with the owner in the stabilization process. Staff will report back when the stabilization measures previously approved are complete.

F. APPLICATION FOR PARTIAL AD VALOREM TAX ABATEMENT FOR APPROVED REHABILITATION WORK IN A LOCALLY-DESIGNATED HISTORIC DISTRICT

1. LHD-2015-0028

505 W 43rd Street(Hyde Park)

Project: Replace rotted siding with wood siding and repaint. Replace rotted and broken wooden windows with wood windows to match the historic windows. Interior work to include drywall, hardwood floors, plumbing, electric and HVAC work. City Staff: Beth Johnson, Historic Preservation Office, 974-7801.

Staff Recommendation: Staff recommends that the project and the property are eligible for abatement. The application has met all of the required criteria for eligibility. They received a Certificate of Appropriateness through administrative approval for the proposed changes to the exterior on December 7, 2015.

7. COMMITTEE REPORTS

- A. Certificates of Appropriateness Review Committee**
- B. Operations Committee**
- C. Grants Committee**
- D. Preservation Plan Committee**

8. FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call the Historic Preservation Office, Planning and Zoning Department, at 512-974-2727, for additional information; TTY users route through Relay Texas at 711.

For more information on the Historic Landmark Commission, please contact Steve Sadowsky, City Historic Preservation Officer, at 512-974-6454; Beth Johnson, Deputy Historic Preservation Officer, at 512-974-7801; or Kalan Contreras, Historic Preservation Planner, at 512-974-2727.